

MINUTES OF THE MEETING

17 February 2000

Projects Reviewed

Convened: 9:00am

Meadowbrook Pond Phase III Construction
Seattle University Skybridge
Seattle Center Master Plan
Seattle Center Hotel
South Lake Union Park Master Plan Update
Magnuson Park

Adjourned: 4:45pm

Commissioners Present

Rick Sundberg
Moe Batra
Ralph Cipriani
Gail Dubrow
Jeff Girvin
Nora Jaso
Jack Mackie
Cary Moon

Staff Present

John Rahaim
Layne Cubell
Kelly Walker

021700.1 Project: **Meadowbrook Pond Phase III Construction**

Phase: Design Development

Previous Review: 21 December 1995

Presenters: Pamela Miller, Seattle Public Utilities

Time: 1.0 hour (SDC Ref. # DC00156)

Action: The Commission appreciates the presentation and makes the following comments and recommendations.

- Urges the proponent to look for opportunities throughout Seattle Public Utilities (SPU) to take a similar phased and iterative approach toward other projects;
- applauds the proponent's creative and thorough approach to this major environmental project and ongoing maintenance efforts; and
- considers this an exemplary project and encourages the proponent to keep the Commission apprised of any way they can assist this and future project efforts.

Background

Meadowbrook Pond takes a unique approach to flood control with the integration of extensive artistic components, environmental education partnership with the Seattle School District and publicly accessible wetlands located on a nine-acre site one mile from Lake Washington. Meadowbrook Pond also supports substantial fish enhancement and sediment control components. The community has whole-heartedly adopted the site that is meant to aid the entire Thornton Creek watershed.



Meadowbrook Pond

The "Phase III Project

The existing detention pond needs repairs and some remedial expansion. The pond was constructed in 1998, only to have the entire Thornton Creek Basin affected by a major flood soon thereafter. To alleviate future flood problems, previously placed "cabled pads" must be adjusted to help manage the water height. One to two feet of sediment that accrued over the past several years needs to be removed from the Pond. The team also is developing a strategy to sustain efficient water movement throughout the site and is exploring ways to accommodate the peaceful co-existence of beaver and trees.

Related Efforts

In addition to interpretive signage that will be placed in the summer of 2000, the project team is exploring the possibility of developing an environmental learning center on the site. A

hydrologic study of the entire Thornton Creek Drainage Basin is currently in process and will likely result in additional flood control and water quality improvements throughout the basin.

Key Commissioner Comments and Concerns

- Would like to know the project budget and timeframe.
 - Project team has secured \$250,000 which will cover all aspects of the project and they hope to be finished with the project by summer 2000.
- Commends the proponent's approach and feels that the iterative process makes budgetary sense. Would like to know how this project can be used as a model for other similar Seattle Public Utilities (SPU) projects.
 - Proponent indicated that the report that Entranco is developing will inform this issue. Envisions that three to four projects will come out of the study and will bring the results of the report to the Commission when it is completed. Proponent further indicated that she will be working on the Licton Springs Pond project with the Parks Department in the near future.
- Would like to know how the maintenance projects that still need to be made are viewed by SPU.
 - Proponent indicated that SPU feels that the project has been very successful, but is learning about the maintenance and upkeep needs for projects of this nature.
- Would like to know how the Commission can help convey the Meadowbrook story.
 - Proponent indicated that there is video that follows the making of Meadowbrook that will potentially be broadcast on Channel 28 and that there is a children's book available called "Miss Miller's Miracle" that also tells the story to children.
- Stated that outside support and interest would also be a strength. Also stated that the project sits outside of the Neighborhood Plan because the Meadowbrook Community chose not to participate, as they have a strong desire to remain undiscovered.
- One commissioner stated that he presented this project to a panel in Scottsdale and that the audience was greatly impressed. Feels that the Department of Parks and Recreation (DOPAR) needs to have a greater vision about projects like Meadowbrook.
- Suggested that similar to Citydesign's upcoming Urban Design Forum, perhaps there could be a watershed forum that uses Meadowbrook as an example. Further suggested that guidelines should be considered that speak specifically to these projects.



Meadowbrook Pond

Bridge that utilizes pressure treated recycled plastic lumber

021700.2 Project: **Seattle University Skybridge**
 Phase: Schematic Update
 Previous Review: 02 May 1996, Skybridge Request
 Presenters: Al Bryant, BJSS Duarte Bryant
 Dutch Duarte, BJSS Duarte Bryant
 Jerry Pederson, Seattle University
 Joan Weiser, Lorig Associates
 Fred White, Seattle Transportation
 Commissioner Recusals: Commissioner Girvin
 Commissioner Sundberg

Time: 1.0 hour (SDC Ref. # DC00154)

Action: The Commission appreciates the presentation and makes the following comments and recommendations.

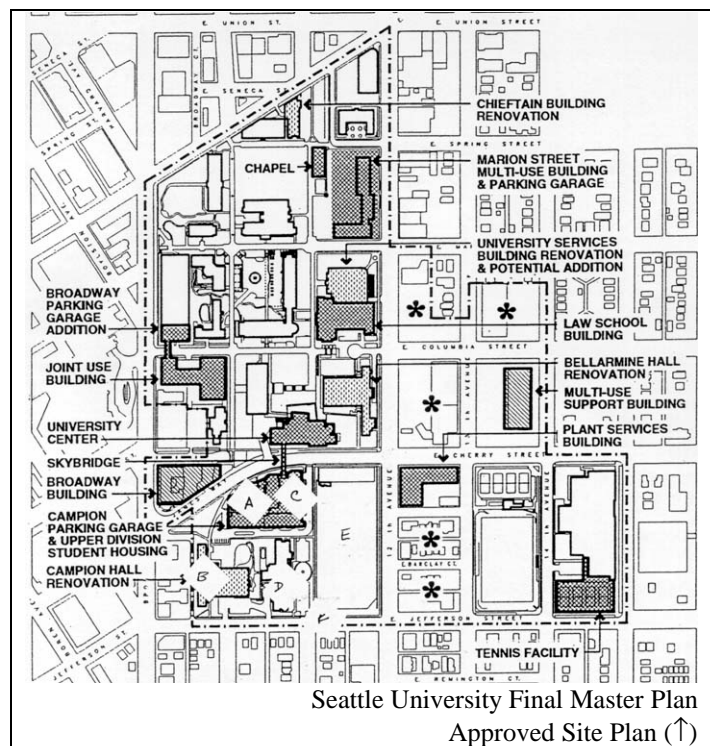
- Given the dangerous conditions at 10th and 11th Avenues, the Commission would like to see evidence and analysis of alternative locations for the skybridge that indicate that the proposed location is the best option;
- would also like to see an analysis of a pedestrian tunnel option;
- is concerned about maintaining 24-hour public access into and through the student center to make the skybridge, as shown, functional for all;
- recommends that access to the skybridge be available on the sidewalk level on both sides of the street and that the proponent consider shortening the length of the bridge;
- recommends better visibility of the bridge from the east;
- urges the team to consider integrating low landscaping or other vegetative “buffer” options along the south side of the street to help ensure a safe pedestrian environment;
- is concerned about the bulkiness of the structure and suggests that the team consider an open air alternative, similar to the bridge that connects the Henry Art Gallery and the University of Washington;
- would like to see the details of how the bridge will be lit at night.
- accepts the functional value of the bridge to the University community, but is concerned that it will only serve internal campus functions and needs to see evidence of the public benefit; and
- would like to see the skybridge serve as a gateway to the campus *and* the larger neighborhood.

“A skybridge will be constructed over East Cherry Street and East James Way, [connecting] the proposed University Center and the Campion Parking Garage and Student Housing. The bridge will provide a direct connection between these facilities and other campus areas located north and south of the James/Cherry traffic corridor. The skybridge will replace the at-grade, mid-block pedestrian crossing aligned with the Lower Mall (vacated 11th Avenue), providing a safer crossing for pedestrians at this location. It will be designed to provide 24 hour public access. The skybridge will be open to view to promote personal safety. The skybridge will be constructed concurrent with the University Center”

(Seattle University's Adopted Major Institution Master Plan (MIMP), September 1997).

In 1996 the Design Commission gave conceptual approval for the proposed skybridge which was later introduced in the 1997 MIMP. East Cherry Street is a four lane arterial and one of the only streets within the Seattle University Campus area that has not been vacated as part of the Campus Master Plan. In their efforts to design a solution the pedestrian crossing problem, Seattle Transportation (SEATRAN) and Seattle University determined that a pedestrian island is not feasible on either the 10th or 11th Avenue crosswalks, and a tunnel option was not acceptable as an alternative to the skybridge near the vacated 11th Avenue. Although there are existing crosswalks at 10th and 11th Avenues, it is difficult to see east-bound traffic due to the road curve where East James Way merges with East Cherry Street.

The team proposed a public stair and elevator on the south side of Cherry Street that lead to a public bridge and through a third floor building lobby on the north side; the lobby will maintain 24-hour public access via the public elevator and stair. The public stair and elevator on the south will serve the parking levels, provide at-grade pedestrian public access, serve the Murphy Apartment podium level and connect to the bridge. The public stair and elevator will provide ADA compliant access and an ADA route is also available through the garage on the south. Access to the bridge will be available from multiple levels due to the steep grade of the site. The team proposes to utilize a palette of materials drawn from the existing campus that includes: stone, brick, metal panel and stucco. Overall, the bridge will be visually compatible with the adjacent student center facility. The steel structure will integrate some glazing and perforated metal panels to provide weather relief. In an effort to maximize visibility for security purposes, the south stairwell will be entirely open. Trees will be reinforced on the north side of Cherry Street only, in order to maintain clear sightlines of the east bound traffic on the curved road.



Key Commissioner Comments and Concerns

- Would like to know why the tunnel was an unacceptable solution to SEATRAN?
 - Proponent stated that their discussions with SEATRAN concluded that their decision was based on policy issues and the below grade infrastructure that would be required. SEATRAN also indicated that they support the basic bridge concept as shown but is looking to the Design Commission for an assessment of the design.
- Appreciates the pedestrian difficulty but after a site visit, feels that the 10th Street intersection is the real problem area. Stated that the vehicles speed up at this point where there are many people

attempting to cross the street.

- Proponents indicated that the existing upgraded crosswalk at 10th Avenue will remain as part of their overall solution.
- Would like to know how the team determined that the proposed site is the optimum location for the skybridge.
 - Proponents stated that Seattle University chose the location of the bridge for its close proximity to the public pedestrian corridor along the vacated 11th Avenue; for those that attend the University; and for those who park in the garage and live in the Murphy Apartments. Further indicated that the 10th Avenue crosswalk is utilized by people coming from Broadway. Stated that the parking facility is one of the larger ones on the campus and that the skybridge is predominantly for the users of it.
- Would like to know if the team conducted studies that sited the skybridge in other locations.
 - Proponents stated that they were not asked to do so by SEATRA or the DCLU from 1990 — when the amendment to the 1989 MIMP was approved by the City Council and the Skybridge was first suggested by DCLU — to 1997. Based on the City Council approval of the MIMP, which included project level EIS for the Student Center and Skybridge, the team designed the Murphy Apartments with block-outs for the bridge as currently proposed.
- Stated that without seeing alternative studies, it is difficult to evaluate the proposal and that the skybridge appears to be exclusively for those using the garage and student apartments. Also, is concerned about the proposed 24-hour public access into the student center. As a good neighbor, has a hard time believing that the skybridge is a true public benefit, especially due to the grade separation.
 - Proponents indicated that they are also solving ADA compliance issues with the skybridge. Stated that when the 10th Avenue crosswalk was upgraded, it was not possible to create a flat situation — due to the grade — that was safe for the mobility impaired. The team feels that the bridge will provide a safe alternative.
- Feels that the team has achieved a good balance between screening and glass and would like to hear more about nighttime illumination. Feels that the visibility of the stair from the east is obscured. Is also concerned that the team's approach toward no landscaping on the south side of Cherry Street to facilitate improved sight lines for vehicles, will infringe on the pedestrian's sense of security. Because there is no allowable street parking, there would be no pedestrian buffer from the traffic.
 - Proponents indicated that they are required to provide high street visibility for the vehicles coming out of the garage as part of their Master Use Permit.
- Feels that the bridge appears to be a private, especially in light of the fact that it spans from one building to another. Further, it is a large structure that spans a major arterial and impinges on the street. Additionally, the bridge extends itself on either side of the street longer than it needs to in order to simply “cross” the street. Is not convinced that the proposed location is the most appropriate and that a tunnel solution seems more suitable to a public benefit at this site. Overall, does not have enough information to articulately evaluate the situation.
- Recalls that the Major Institution Master Plan (MIMP) showed alternative pedestrian crossing solutions but not alternative crossing locations. Would like to reinforce the need for a high visibility stairway and feels that the stair and the bridge must look like a public amenity rather than an

exclusive route. Suggests that signage will also be an important element in making the bridge visible as a public amenity.

- Suggests that the bridge at the Henry Art Museum at the University of Washington is a good example of a pedestrian friendly skybridge. Feels that the bridge needs to land on both sides of the street in the public-right-of-way. Understands the needed internal uses of the bridge, but strongly feels that if it is to remain at the proposed location that it must be adequately justified.

021700.3 Project: **Seattle Center Master Plan**
 Phase: Briefing Update
 Presenter: Virginia Anderson
 Attendees: Tom Berger, The Berger Partnership
 J. Magic Black-Ferguson, Neighbor
 Barbara Brennan, Neighbor
 Dave Buchan, Seattle Center
 Ned Dunn, Seattle Center
 Jerry Ernst, NBBJ
 Sara Levin, City Budget Office
 Time: 1.0 hr. (SDC Ref. # DC00151)

Action: **The Commission appreciates the presentation and makes the following comments and recommendations.**

- **The Commission would welcome the opportunity to engage in future phases of the master plan;**
- **would like to see the next generation of master planning work address the scale of the city, neighborhood and site, and also issues of connectivity and entry;**
- **recognizes the need for a layered planning approach to convey information and analysis, but recommends a principle-based method in future master planning efforts as an alternative to a traditional master planning approach;**
- **encourages staff dialogue on strategic policies, initiatives and property;**
- **urges the team to be attentive to the needs of the neighborhood and to create a stronger connection to the lower Queen Anne Neighborhood;**
- **encourages the team to consider how the Center serves the needs of the region;**
- **supports the goal of the Center as a district and that the acquisition of the east parcel is of strategic importance; and**
- **urges the team to address the issue of diversity in the *design* of the Center as well as the programmatic issues of diversity.**

In 1988 the Disney Corporation developed a controversial master plan for Seattle Center. The citizen's were outraged by the use of inappropriate imagery and lack of respect for the Center's role in the city. Further, the Disney Corporation was not interested in engaging in a public process and they proposed to eliminate the International Fountain and to develop an amphitheater or duck pond in its place. The concept for the Fountain was developed for the World's Fair 1968 and was predicated on the principle of a "circle within a circle." Seattle citizen's expressed that they wanted the Fountain to be preserved under no uncertain terms. In 1988 Council accepted the proposed master plan with amendments by Seattle Center. Realizing the need for a community based plan, the Center spent twenty months facilitating and engaging in community workshops. The 1988 Master Plan reflected the public's desire for:

- Opportunities for more family activities.
- More green open space which led to the razing of Building 50.

- More parking.
- To keep the Center House and the International Fountain.
- To support an expansion of performing arts.
- A sense of arrival which has proven to still be a challenge.
- Softer and more inviting edges.
- To expand the year-round use. Seattle Center is an event driven place which led to their current work with the Experience Music Project.
- To maintain the diversity of programs and events.
- To maintain free access as opposed to Disney's proposal to gate the entire Center.
- An entertainment zone with a teenage focus.
- To develop the Metro site as a programmatic extension of Seattle Center. The north east edge of the Center was used for storage and maintenance by Metro for 25 years.

Currently, the most critical need is to renovate and improve the deteriorating buildings that were built as temporary structures for the 1968 World's Fair, or risk losing key partners and tenants. The Center is in the process of developing a post-2000 vision for the facility and hopes to initiate a community planning process in late 2000 for the areas adjacent to the Experience Music Project (EMP). The 1997 Seattle Center Master Plan update includes the following planning principles:

- Maintaining a free, ungated access to its grounds.
- The original "street grid" at Seattle Center will be an organizing principle for the Center's open space and pedestrian passageways. A standard for lighting and signage will reinforce the pedestrian corridors.
- The campus will be organized as a series of indoor and outdoor "rooms."
- The edges of the campus will be softened and will open out to the community. Campus entries should be inviting, festive and create a sense of arrival.
- The grounds shall reflect a balance of hard and soft surfaces and there is a commitment to increase the amount of green space.
- A coordinated system of direction and information graphics should be developed for the grounds.
- Seattle Center is committed to dispersing peak period event impacts by dispersing parking supply to all edges of the campus, and encouraging new programs and events that spread visitor activity throughout the day and year.
- Will nurture the growth of performing and visual arts through: encouraging the support and growth of existing and new art forms on campus; integrating art expression in the design and construction of new campus facilities; providing for the appropriate display of public art on campus grounds.
- Seattle Center is an urban gathering place offering programs and opportunities for people of all ages and economic and ethnic backgrounds; a place whose strength is in its diversity of environments and experiences.

Key Commissioner Comments and Concerns

- Recognizes a tension between the visual and physical plan and encourages a more organic and principled approach; feels that the physical approach hampers flexibility.
 - Proponent stated that there is an on-going debate about whether to take a physical or principled approach and they will consider the Commissioner's suggestion.
- Feels that it is clear that establishing the Center as a district is a high priority and would like to know if there are any potential new partnerships.
 - The Center's tremendous parking needs have posed a challenge and the 23-foot grade

change between the Memorial Stadium (which is owned by the School District) and the International Fountain present opportunities for underground parking.

- Feels that there needs to be a master plan approach that reaches out to the city and shows the larger context, as the areas to the north and west are increasing in density. There is potential for a connection to the Burke Gilman Trail and other neighborhoods. Urges the team to consider the issue of access in a broader sense. Would like to see good neighbor and regional neighbor planning principles employed.
 - Proponent agrees that there needs to be improved access and indicated that Sound Transit views the Monorail as the primary access point between Seattle Center and the downtown area without improvements.
- Suggests that in addition to a principle based master plan, that the team develops layers of site specific and programmatic information on a site, community and regional scale that may include: green spaces; pedestrian spaces and parking spaces. Suggests that the team juxtapose the layers to develop a flexible “kit-of-parts” that could be used as a useful planning tool.
- Feels that some of the community-based planning issues have been in tension with the opportunism. Need a preservation plan that speaks to the sacred spaces to help preclude inappropriate private investment. Would also like to see in the next planning phase how the Center is viewed as *neighborhood* amenity rather than an *edge*.
- Feels that the team has a wonderful opportunity to link the Center with the greater region. Suggests that the team consider pushing the city with their transportation planning, as the Center represents one of the major missing links in the regional, non-motorized activity nodes.
 - Proponent stated that the Center would welcome the support of others to make this issue a citywide priority and feels that establishing a relationship with Lake Union and the Waterfront is essential.
- Feels that when the Memorial Stadium is removed, that there will be an opportunity to celebrate diversity.
 - Proponent indicated that the Center hosts the Fourth of July Naturalization Ceremony at the Flag Pavilion and although the Center also hosts a series of multicultural festivals, feels that the design needs to reflect a similar level of diversity. Would like to use the Design Commission as a resource as the Seattle Center rethinks its identity — present and future.

021700.4 Project: **Seattle Center Hotel**
 Phase: Schematic Update
 Previous Review: 07 October 1999, Schematic
 Presenter: Dave Buchan, Seattle Center
 Grace Kim, Jensen/Fey Architects
 Richard Ward, Richard Ward Associates
 Coy Wood, Inn at the Center, LLC
 Attendees: J. Magic Black-Ferguson, Neighbor
 Barbara Brennan, Neighbor
 Kurt Jensen, Jensen/Fey Architects
 Sara Levin, City Budget Office
 Vince Lyons, Department of Design Construction and Land Use
 Philip Paschke, Seattle Public Utilities
 Jean Sundborg, Neighbor
 Time: 1.0 hr. (SDC Ref. # DC00126)

Action: **The Commission appreciates the presentation and makes the following comments and recommendations to City staff at the Department of Design Construction and Land Use (DCLU) and the Seattle Center.**

- **The Commission appreciates the thorough analysis and the presentation of alternatives;**
- **because the building will revert to City ownership in the future, encourages the use of sustainable materials, efforts toward water conservation and the reuse of construction materials;**
- **agrees with the latest direction exhibited in the corner entry, but cautions the team that the heavy cornice treatment, especially at the corner, may work against the goal previously voiced by the Design Commission to reduce the massing;**
- **feels strongly that the exterior brick treatment on the main facades should be carried to the ground level;**
- **does not support a design departure for parking at street level; feels that the setback should be required;**
- **encourages an open and thorough public art process for the entire building;**
- **urges the team to consider the landscape and streetscape connections along Second Avenue and into the greater city;**
- **recommends saving the existing trees on Second Avenue but is concerned that they will not survive construction; to that end, urges the team to consider adjusting the building to accommodate the trees rather than resorting to the drastic pruning measures that were presented;**
- **if the team can show conclusively that the existing trees cannot be saved, recommends removing them and as mitigation, installing a well designed planting strip;**
- **encourages the team to activate the sidewalk with benches and any other**

appropriate public amenities;

- **suggests that metal clad inset panels on the primary façades might help break down the massing; and**
- **has some debate about the materials used on the alley side of the building.**

The design for the proposed Seattle Center Hotel — located at John Street and Second Avenue — began with the model of the suburban Hilton Hotel. The project team was working with Teknikos on the design, but is now working with Jensen/Fey Architects to move project forward. The project was presented by the team's new project architect, Grace Kim, who presented their revised approach.

Generally, the team has divided the building into three masonry structures, reduced the number of stories from six to five and the number of guest rooms from 195 to 159. Paving and pedestrian lighting has been introduced in the alley and a landscape screened garden terrace on the lobby level of the hotel provides an “eye on this street”; in addition to providing visual relief for the adjacent apartment building. Metal screening has also been integrated along the parking garage level and the Seattle Center “orca” theme has been artistically integrated.

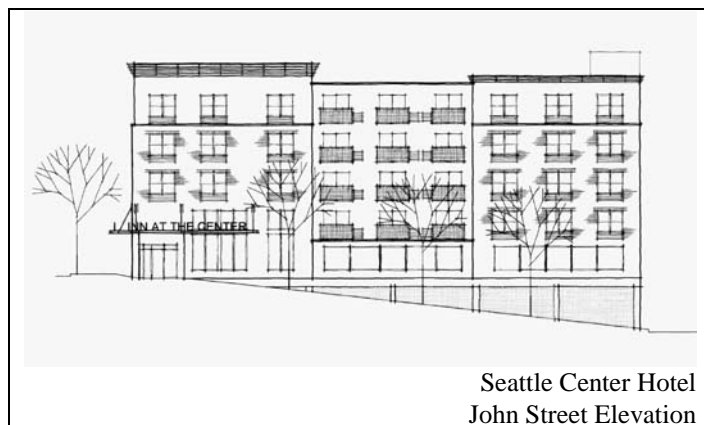
At the Design Commission's previous suggestion, the team has reworked the main entry; positioned it at the corner; added character defining paving and an awning; and raised the mass of the building and cornice at the corner to lend a dramatic effect.

The Commission also requested that the trees on Second Avenue be retained. As a solution the team proposed pruning the existing trees to accommodate the building. However, if this is not possible, they proposed replacing the trees with a smaller alternative. The team also proposed landscaped grillwork on the Second Avenue façade at the pedestrian level that will require regular trimming.

Key Comments and Concerns

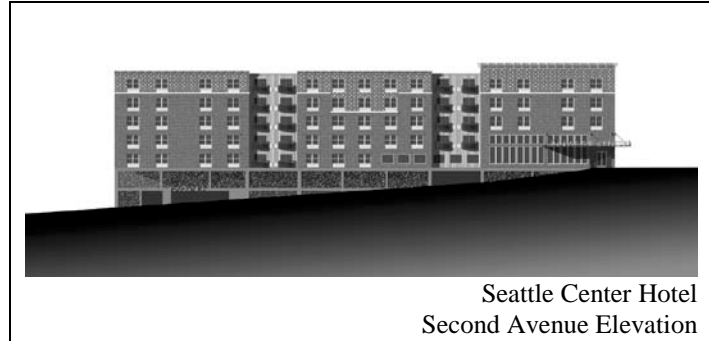
Visitor Comments

- Would like to request that the City perform an Environmental Impact Study (EIS) and assurances that pedestrian and public safety is secure. Also stated that there has not been full disclosure of the total impact of the proposal. Would also like for the Seattle Center parking amenities to be sufficient beyond those that are set forth in the master plan.



- Feels that the Hotel presents an institutional encroachment on the neighborhood.
- The City recently adopted a policy that all buildings meet a silver rating of sustainability and encourages this building to follow suit; also with regards to energy and water use.

- A representative of the DCLU stated that the third design guidance review was held the evening before and that the Design Review Board liked the direction the project is headed in. They are concerned about the infill greenery and feel that more substantial landscaping should be provided as a buffer on the street. The Board is also concerned about the projecting cornice, decklets and overhangs. They liked the revised brick treatment and also recommend the use of metal paneling as opposed to dryvit on the inset walls . Stated that a full EIS is unlikely and that the next step for the project is to apply for a Master Use Permit (MUP). Also noted that the Land Use Code states that if the design includes on street parking, the building must incorporate a setback with ample landscaping.



- An inaugural member of the Flex-Car Program stated that the organization is developing a set of design guidelines and they hope that the program can help alleviate the large number of automobiles in the area.

Commissioner Comments

- Feels that the project is headed in the right direction and that the team has done a good job of addressing previous concerns. Also feels that some of the details and themes are questionable, such as the “orca” theme and extreme efforts to prune the trees to accommodate the building. Suggests that the team may want to pull the building back a little rather than resorting to the proposed drastic pruning solution.

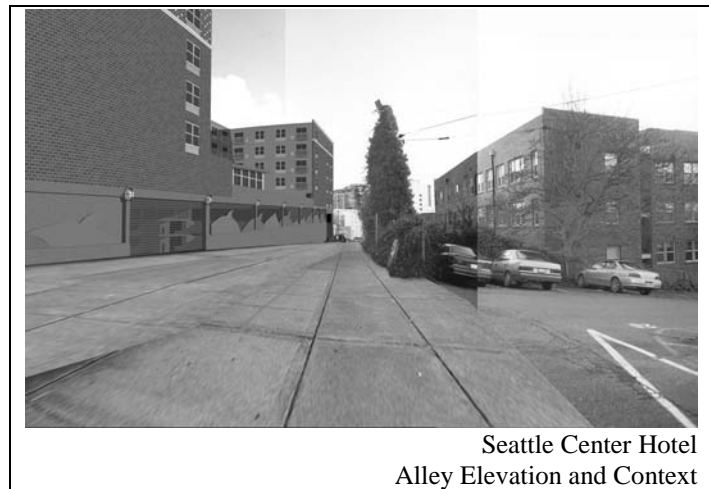
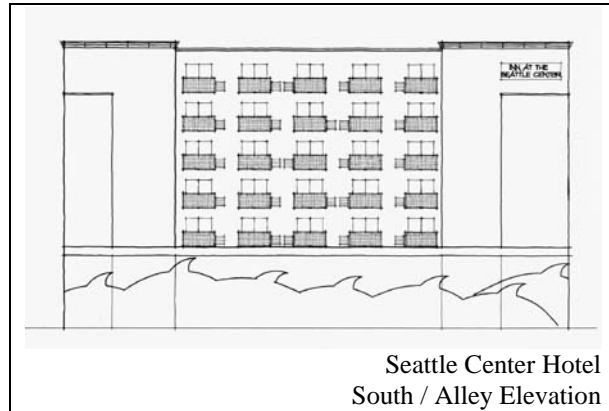


- Is concerned with the proposal for the base of the building and strongly recommends bringing the brick to the ground level. Regarding the parking situation, would like to know why there are two levels of parking at the street level, thereby creating an un-pedestrian friendly situation. Also concerned with the landscape wall on Second Avenue and orca theme on the alley wall. Reinforces the Design Review Board’s recommendation to use metal panels on the inset walls on the Second Avenue John Street facades. Contrary to the Design Review Board’s suggestion, feels that a mid-block entry is more appropriate and that the proposed design for the corner entry exaggerates the scale of the building.

- Proponents stated that they looked at bringing the brick down to the sidewalk but it only

allowed for one level of landscaping. Also felt that an all brick building visually caused the scale to increase. Also indicated that the orca theme is a place-holder for an artistic expression.

- Would like to reinforce that the property will revert to City ownership in 70 years and therefore issues of sustainability and one percent for art should be appropriately addressed now.
 - Proponents stated that “the client has agreed to dedicate \$150,000 art enhancements for the building. While not strictly adhering to the One percent for Art process, there will be a five member panel assisting and guiding the design team.”
- Indicated that the existing trees could be pruned so that the major scaffolding branches will not be hurt but is concerned that they will not survive the construction process.
 - A representative from the DCLU indicated that they asked the team to do their best to save the trees but if they cannot, to replace them with a more appropriate option.
- Feels that if the existing trees are removed that it is imperative that the team rethink how the street will look. Is also skeptical of the appropriateness and success of the half trees and landscape wall and suggests that the team rethink their proposed solution. Would like to know if the Land Use Code encourages retail or other activities at the street level.
 - A representative from the DCLU indicated that the Code indirectly encourages retail activity based on a project’s adherence to other requirements. Also suggested placing benches at the alley to reinforce a pedestrian link.



020300.3 **COMMISSION BUSINESS**

ACTION ITEMS

- A. Timesheets
- B. Minutes from 03 February 2000

DISCUSSION ITEMS

- C. Allied Arts Retreat / Rahaim
- D. Radford Court Design Review Report / Girvin
- E. Public Private Partnership / Levin
- F. Consultant Selection for Park 90/5 Building & Seattle
Center Theatre District / Rahaim
- G. Light Rail Review Panel / Sizov

021700.6 Project: **South Lake Union Park Master Plan Update**
 Phase: Briefing
 Previous Review: 07 October 1999, Schematic
 Presenter: Bryce Ecklein, Kato & Warren
 Dennis Haskell, Parsons Brinckerhoff
 Attendees: Donald Harris, Department of Parks and Recreation
 Pete Marshall, Department of Parks and Recreation
 Nathan Torgelson, Office of Economic Development
 Time: 1.0 hr. (SDC Ref. # DC00051)

Action: **The Commission appreciates the presentation and makes the following comments and recommendations.**

- **The Commission urges the team to keep the conceptual plan open ended for now so that it can inspire the creativity of world class designers;**
- **urges the team to define the guiding principles in text form rather than solely visual cues;**
- **urges the team to stress the importance of making Valley Street pedestrian friendly;**
- **encourages the team to be aggressive, thorough and creative in dealing with the need to balance all transportation needs and uses;**
- **urges the team to explore alternatives that will help to create a neighborhood street rather than accepting the high traffic volume and placing a skybridge over it;**
- **stresses the importance of establishing a visual connection to Lake Union from Valley Street and to consider placing maritime elements such as ships within view;**
- **encourages the team to consider integrating a broader view of the history of the area in the Maritime Museum and to avoid a divisive vocabulary;**
- **urges the team to be sensitive to the range of historical perspectives that have and will continue to unfold in the area; and**
- **urges the team to expand the boundaries of the project; to explore the potential for additional sites in the area; and to clarify the important relationships between the uses of the lake, neighborhood history and the Potlatch Trail.**

The Parks Department has been involved in the South Lake Union project since 1984 when they acquired three properties on the site. They then began developing the 1991 Master Plan, making some future acquisition assumptions about other adjacent properties. The project team has been working in partnership with the Maritime Heritage Center and after negotiating with the Navy in 1999 for their building, they expect to acquire it in the next six weeks for the reduced price of \$3.5 million.

According to the project team, the east side of the site represents the more active side of the park with the Center for Wooden Boats; a public plaza; the Maritime Heritage Museum; and a children's play area. The west side of the park represents the more passive side with elegant spaces such as Waterway Three; ;

the Native American Canoe Center and beach; and ADA accessible kayak and canoe float. There is also a possibility for a public plaza on Westlake Avenue North at Aloha Street, adjacent to the Westlake promenade and multi-purpose trail.

Although the team does not have a solution for Valley Street but they need to connect both sides of the street and an at grade pedestrian crossing solution is preferable. However, a skybridge solution may be necessary because of traffic volumes and speeds and a skybridge could serve multiple functions.

The project will be going to the Parks Board in March and then on to Council. The Citizens' Committee wrap up will be in Spring 2000.

Key Commissioner Comments and Concerns

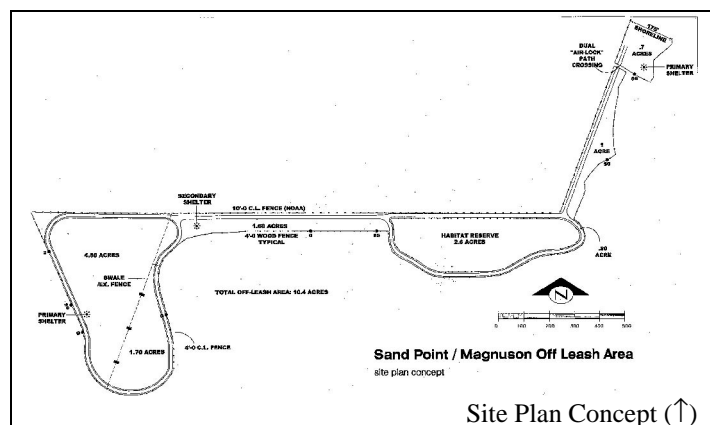
- Would like to know if the team has investigated the viability of a pedestrian tunnel.
 - Proponent indicated that they had but found it to be an inappropriate solution.
- Would like to know the origin of the Potlatch Trail.
 - Proponent stated that there has been a longstanding concept to establish a connection between the Mercer Street freeway off-ramp and the Waterfront; the conceptual emphasis is recreational.
- Agrees with the proponents that this project holds high civic importance. Suggests that if the team hopes to attract national talent, that they consider leaving the master plan open ended and diagrammatic in order to inspire the creativity of great designers.
- Urges the team to establish a visual understanding along Valley Street that the area is reserved for pedestrians. Suggests that they consider using a different paving surface on the sidewalk and large paving stones in the road bed that indicate "pedestrians first."
- Would like a better understanding of the players and greater scope and boundaries of the project.
 - Proponents stated that the Interdepartmental Team (IDT) has been working on the project for many months and that the mayor asked the team to consider the Mercer and Valley Street corridors in the plan. There are a lot of conflicting issues due to the number of private owners involved. Feel that the project needs to encourage pedestrian crossings, and potentially a skybridge, in key locations such as South Lake Union, the Sculpture Park and the Mercer Corridor.
- Feels that South Lake Union is no longer just an off-ramp and that it should be viewed as the neighborhood street that it is. Is intrigued with the street edge exhibit area and would like to see it explored more fully. Feels that the canoe center is wonderful but senses an *us versus them* vocabulary in the plan. Urges the team to carefully consider how the issue is carried out. Would like to see a respectful unfolding of each culture and cautions against a theme park approach.
- Stated that Valley Street is not a neighborhood boulevard and that the Commission needs to be flexible enough to consider a skybridge if one presents an appropriate solution. Suggests if we have to accept a slower traffic speed to maintain an urban village feel, then we should consider sacrificing the five miles per hour.

021700.7 Project: **Magnuson Park**
 Phase: Briefing
 Previous Review: 09 September 1999, Schematic
 Presenter: Eric Friedli, Sandpoint – Department of Parks and Recreation
 Eric Gold, Department of Parks and Recreation
 Attendees: Diane Hilmo, Sandpoint – Department of Parks and Recreation
 C. David Hughbanks, Sandpoint – Department of Parks and Recreation
 Andy Sheffer, Department of Parks and Recreation
 Time: 1.0 hr. (SDC Ref. # DC00059)

Action: The Commission appreciates the presentation and makes the following comments and recommendations.

- The Commission appreciates the update on how the park will come together and has the following design concerns and recommendations for the off-leash area:
 - encourages a singular route to access the habitat reserve and the rerouting of the off-leash area around it;
 - recommends that the team work to better resolve the thoroughfare feel of the off-leash area and pedestrian paths;
 - recommends setting back the air-locks at the NOAA crossing to open and enhance non-dog pedestrian access to the art walk and to create a sense of entry;
 - objects to the provision of additional parking for the off-leash area;
 - encourages the use of sustainable materials for the fencing, off-leash area and new trail;
- supports the Parks Department's efforts to work with the Council-approved plan to help make the off-leash area a success; and
- welcomes future updates on the project.

The City Council approved the Magnuson Park Concept Plan as presented to the Design Commission in September 1999, with improvements to the Off Leash Area (OLA). In addition to the tremendous community support for the project, private investment is funding the development of a Cross Park Trail (CPT); Capital Improvement Funds (CIP) will finance construction at the Sports Meadow; and a Neighborhood Matching Fund (NMF) grant will support the planning for a Community Garden and North Shore Waterfront. City Council has mandated that the project provide extensive shoreline access and the team intends to keep the area as natural as possible. Hope to receive CIP funds for the design and construction of a new Community Center.



The project team has been focusing their efforts in the OLA which bisects the park and opens up the central area of the site. A five-foot by eight-foot “air-lock” double gate separates the OLA from the rest of the site. There will also be a dog wash station provided for public use.

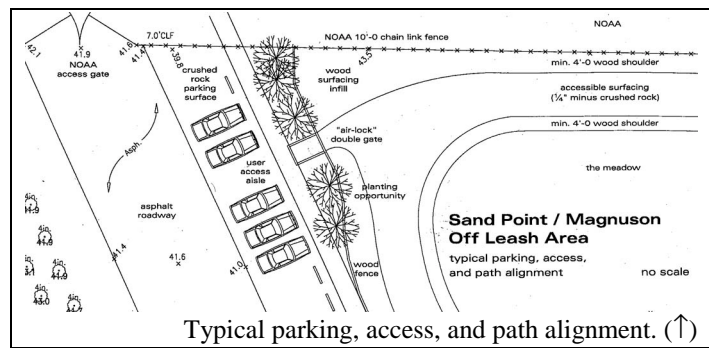
The CPT will incorporate signage and landscaping and will provide seamless circulation to the activity areas in the park, in addition to other more informal trails. Crushed rock will be used on the trails and the landscaping will draw upon the local native plant palette. All primary pedestrian routes are ADA accessible. Utility upgrades are near completion and the team will hold the fifth public design workshop on 25 March.

Key Commissioner Comments and Concerns

- Would like to know how the projects are chosen as priorities and why the overall project has been divided up and parceled out. Also, would like to know why the bulk of the design is coming from the Parks Department.

- Proponents indicated that the plan was developed by Jones and Jones and that the Parks Department was facilitating the programmatic areas of the design. Further, the decision to do most of the design in-house is not an unusual approach by the Parks Department which has a number of qualified individuals. The

Department is also using the Sand Point / Magnuson Park Design Guidelines of 1997 as a set of guiding principles.

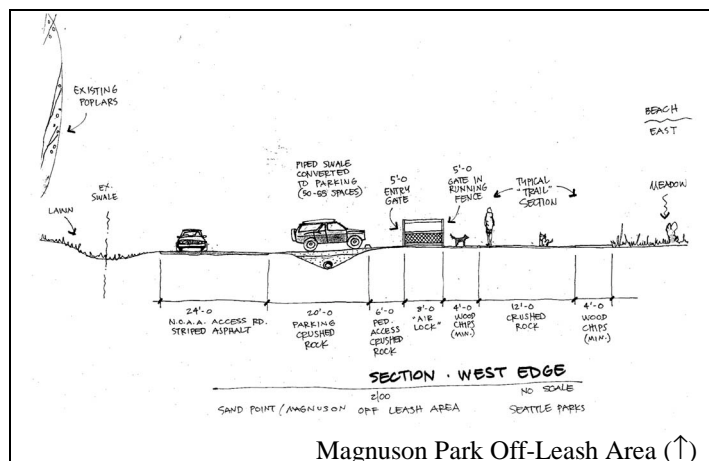


Typical parking, access, and path alignment. (↑)

- Would like to know what the long-term project plan is
 - Proponents stated that their next step is to develop a long-range Capital Phasing Plan for long-term improvements. The Plan will need to be approved by Council.

- Would like to know the scope of the Community Garden.
 - Proponents stated that they have four-acres to work with and that the concept is for a P-Patch. They hope to engage local residents in the garden and to include picnic areas and art components.

- Would like to know if the team is still



Magnuson Park Off-Leash Area (↑)

engaging in discussions with NOAA about using their parking facility.

- Proponents stated that they meet with them once a month but there has been no resolution.
- Encourages the team to plan for future use and access of the NOAA area. Strongly urges the team to open up the crossing of the pedestrian pathway and the OLA to improve and safeguard the area; and there should be a strong entry for the NOAA art walk. Also objects to the quantity of parking provided for the visitors to the OLA.
- Would like to know if the team investigated using sustainable materials. Suggests that the team consider pressure treated recycled plastic.
 - Proponent indicated that they are not currently using sustainable materials but will be reusing some of the existing materials on the site.

